

OVERHILLS
Fort Bragg
Overhills vicinity
Harnett County
North Carolina

HABS NC-407

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NC-407

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

FIELD RECORDS

HISTORIC AMERICAN BUILDINGS SURVEY
SOUTHEAST REGIONAL OFFICE

National Park Service
U.S. Department of the Interior
100 Alabama St. NW
Atlanta, GA 30303

HISTORIC AMERICAN BUILDINGS SURVEY

OVERHILLS

HABS No. NC-407

Location: Fort Bragg, Harnett County, North Carolina
USGS Overhills, North Carolina, United States Quadrangle,
Universal Transverse Mercator Coordinates: Zone 17.3898943.678957

Present Owner: Department of Defense
Department of the Army
Fort Bragg

Original Use: See Historical Context below.

Present Use: Vacant

Significance: The Overhills Historic District at Fort Bragg is eligible for the National Register of Historic Places under criterion A) Historic Events and C) Architecture. The Historic District contains fifty contributing structures that were built between 1906 and 1938. Overhills is divided into six separate areas and each contributing structure is located within one of these six areas. The Hunt Stable area is at the eastern edge of the District and contains seven contributing structures. The Entrance Compound has nine contributing buildings and sits at the center of the Historic District. Three contributing structures are located in the Overhills Lake area, which is at the northern edge of the District. The Shops complex has ten contributing structures and sits at the center of the district. The Hill, the southwest portion of the District, contains eight contributing structures. The largest grouping of contributing structures, thirteen total, are sited in the Lindley Nursery area, which is in the eastern portion of the District. The Overhills Historic District and its subdivided areas are identified in the Historic Architectural Resources Survey Report, Overhills Tract, Fort Bragg, May 2000.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of Erection: See individual building reports.
2. Architect: See individual building reports.
3. Original and Subsequent Owners: Rockefeller Family, Fort Bragg.
4. Builder, contractor, suppliers: Unknown.

5. Original plans and construction: See individual building reports.
6. Alterations and additions: See individual building reports.

B. Historical Context:

The Antecedents of Overhills: Nineteenth and Early Twentieth Centuries*

In the nineteenth century, a major portion of the vast rolling Sandhills landscape that became Overhills was the turpentine plantation of Daniel McDiarmid. In common with other antebellum planters in this region, McDiarmid devoted much of his 13,000 acre estate to the production of naval stores (turpentine, pitch, tar, and rosin) derived from the great longleaf pine forests that covered this region. The McDiarmid plantation seat of Ardnave (razed in the 1960s) commanded a view of the Little River near the Western Plank Road (now N.C. 87), which linked nearby Fayetteville on the Cape Fear River to the Piedmont backcountry (Johnston 1978: 32-34; Hood 1992: 6-10).

Following a series of financial setbacks, McDiarmid's descendants put the family plantation up for auction in Cumberland County in 1892. John Y. Gossier of Philadelphia and Rufus W. Hicks of Wilmington, North Carolina, purchased the tract and transferred the title to the Consolidated Lumber Company, of which Gossier was president. The lumber company, which amassed contiguous holdings exceeding 20,000 acres in this area, presumably timbered the property extensively during the last years of the nineteenth century (Cumberland County Deed Book 112, pp. 547-549; Hood 1992: 11-12).

In 1901, Consolidated Lumber sold this vast tract of land to Englishman, William Johnston, a Liverpool ship owner. Johnston, who had been on hunting trips to the McDiarmid lands in the 1890s, envisioned a prestigious hunt club and game preserve on his North Carolina estate (named Arranmore). However, his plans never materialized, and after only a few years and apparently few improvements to the land (no buildings associated with this period are known to survive), Johnston sold the tract (Hood 1992: 12-17).

In 1906-1907, General John Gill of Baltimore and James T. Woodward of New York purchased Johnston's land for \$32,500. The partners then promptly conveyed the deed to the newly incorporated Croatan Club of Manchester, North Carolina, comprised of Gill, Woodward, and a consortium of friends and business colleagues. On November 15, 1906, a front-page article in the *Fayetteville Observer* announced the headline-making transaction and offered readers a rare glimpse of this Sandhills tract on the eve of its development in the twentieth century.

As stated by the *Observer* some time ago, a party of Baltimore and New York capitalists have [sic] acquired Mr. Edward Johnston's [son of William Johnston] place, Arranmore, twelve miles from Fayetteville with its 22,000 acres of land, which they propose making a game preserve. Gen. John Gill, who was formerly

* Adapted from Historic Architectural Resources Survey Report Overhills Tract, Fort Bragg Harnett and Cumberland Counties North Carolina by Richard Mattson and Frances Alexander, May 2000.

Receiver of the Cape Fear and Yadkin Valley Railway, is the moving spirit in the venture. ...These capitalists will be incorporated as the "Croatan Club," each of the 12 subscribing \$5,000 each to the capital stock. With this fund it is proposed to erect a club house and keeper's home on the property and to make other improvements as may tend to the comfort and pleasure of the members and their friends when they visit the preserve. .. The tract is in the vicinity of Manchester, in this county, and is partly divided by the Atlantic & Yadkin division of the A.C.L. [Atlantic Coast Line] which runs through it. There are 8,000 acres of arable land in the purchase. These will be cultivated in corn, wheat, buckwheat, hay and other necessities for the wild game, but none of the product will be harvested for market. There is a lake of 500 acres on the property. The new clubhouse will overlook this and will contain all the comforts of an up-to-date residence. It will be arranged to accommodate the families of the members and their friends. ... The forest, which is of spruce, pine and hemlock, abounds in deer, pheasant, quail, wild turkeys, squirrels and rabbits. There are also many foxes to be found, and the sport of hunting these wily animals is expected to be no small part of the pleasure of those who are investing their money in the tract (*Fayetteville Observer* November 6, 1906; Hood 1992: 14-17).

In 1910, the Croatan Club sold the property (20,758 acres) for the sum of \$75,000, more than double the 1906 purchase price. Although little is known about the specific improvements made before 1910, the sharp increase in value indicates that the club's years of ownership had been productive ones. Reporting on the sale, the *Fayetteville Observer* noted that the tract included a lodge as well as "some fine farming land" that principally grew hay and small grains for the wild game (*Fayetteville Observer* January 4, 1911).

The new owners were James Francis Jordan, Croatan Club secretary, and Leonard Tufts. A native of Greensboro, North Carolina, a tobacco merchant, and once sheriff of Guilford County, Jordan was a renowned hunter and guide (Figure 1). Tufts was the son of James W. Tufts, the developer of the nearby Sandhills resort of Pinehurst, North Carolina. The younger Tufts quickly sold his interest in Overhills to William Kent, a real estate magnate and a United States congressman from California, and the successful partnership of Kent and Jordan was launched (Hood 1992: 26-27).

The Kent-Jordan Decade (1911-1921)

The formation of the Kent-Jordan Company in 1911, with Jordan as the guiding force, signaled the beginning of an extended period of expansion and improvements at Overhills. The partnership established the Overhills Country Club in 1913 and enlarged the estate, amassing over 35,000 acres by the end of the decade. To raise additional capital, the company also sold two key tracts that would achieve significance in their own right in the areas of horticulture and agriculture.

In 1911, Kent-Jordan sold the J. Van Lindley Nursery Company approximately 650 acres along Jumping Run Creek for nursery fields. The Greensboro-based company enjoyed a reputation as

one of the South's premier growers of cut flowers and nursery stock and was one of a handful of large nurseries that figured prominently in the emergence of southern agriculture after the Civil War (Figure 2). These companies supplied grapevines and assorted fruit and nut trees to farmers, commercial orchards, vineyards, and nurseries throughout the region in the late nineteenth and early twentieth centuries. By the turn of the century, the prosperous Lindley Nursery owned over 1,000 acres at its home gardens in Pomona, North Carolina (now part of Greensboro), purchased additional growing fields in Forsyth County, and initiated the important peach-orchard industry in the Sandhills by planting 50,000 peach trees in Moore County, North Carolina (*Progressive Greensboro* 1903).

Between 1911 and 1914, the J. Van Lindley Company increased its holdings at Overhills to encompass over 1,000 acres. Under the direction of its manager, Atlas Simpson Davis, company workmen constructed the two-story Davis residence and nearby laborers' quarters, built a sizable bungalow for nursery owner, Paul Cameron Lindley (for business and holiday trips), and cleared acreage in the bottom lands for ornamental trees, shrubs, roses, and strawberries. In the 1920s, the Overhills Freight Station was built alongside the Atlantic Coast Line tracks, which bisected the Overhills estate, to ship nursery plantings to Greensboro. Workers constructed Nursery Road to connect the nursery with the freight station. Until the sale of the Jumping Run Creek tract in 1932, the nursery's Overhills operation was its main growing area, surpassing the home gardens and fields at Pomona (*Progressive Greensboro* 1903; Hood 1992: 104-111).

With the closing of the Jumping Run Creek tract, evidence of the once extensive growing fields gradually disappeared. Workers dug up and transported much of the plant material from Overhills to Greensboro. However, they also transplanted trees and shrubbery to ornament the area of Overhills known as the Hill, where the clubhouse and the Rockefeller and the Harriman cottages were clustered, continuing a landscaping practice which probably had begun two decades earlier with the first nursery fields at Jumping Run Creek. As historian, Davyd Foard Hood, observes:

Because the development of the growing fields coincided with the creation of the Overhills Country Club, it is reasonable to believe that the trees and shrubs used to landscape the grounds of the clubhouse, the golf course, and the other principal buildings at Overhills came from the Lindley Nursery in the 1910s and continued to do so through the 1920s. Included in this group are the many Burfordi and American hollies, magnolia, dogwood, winter honeysuckle, nandina, camelia, etc., that are used in specimen and massed plantings throughout the Hill compound. After 1932 when the property and residual stock became the property of ISR [Isabel Stillman Rockefeller] and later, the Jumping Run Club, workmen could be sent to the old fields to dig up and transplant trees and shrubs. When Bird Song was completed in 1963, AR [Avery Rockefeller] did just that; the dense plantings, designed by Louis Burnett, that surround the last-built family cottage, came from the nursery bottoms. Today there are but a few remnant trees and shrubs in and around the old nursery fields (Hood 1992: 112).

The Kent-Jordan Company constructed roads and trails through the tract, stocked the large lake for fishing, purchased additional acreage to expand the game preserve for hunting, erected

stables, kennels, and other support buildings, and opened the spacious Overhills Clubhouse for the winter season 1913-1914. As the architectural centerpiece of the estate, the Overhills Clubhouse (demolished 1945) was a sizable, horizontal structure clad in shingles and capped by a long, dormered hip roof (Figure 3). Two frame servants' quarters, one for blacks, the other for whites, were built behind the clubhouse. Distinguished by their rustic, skinned-pole porch posts (i.e., slender logs or saplings stripped of their bark), they are two of the oldest remaining structures on the estate. Members and guests arriving by rail disembarked at the Overhills passenger station (ca. 1916) and sauntered up the path to the clubhouse, followed by servants trundling cartloads of luggage (Overhills Estate Archives; Hood 1992: 34-36, 47-48).

By the spring of 1916, the clubhouse faced the estate's newly completed golf course (Figure 4). The links course was designed by the noted golf course architect, Donald J. Ross. One of America's premier designers of golf courses, Ross emigrated from Scotland in 1898. He was apprentice to Old Tom Morris at St. Andrews, Scotland, where Morris had gained a reputation as one of the leading golf course architects of his era. By the turn of the century, Ross was the winter professional and greens keeper at Pinehurst, where he built the first of his great golf courses. From 1912 until his death in 1948, Ross was the most active and arguably the finest golf course architect in the United States. The firm of Donald J. Ross and Associates had winter offices at Pinehurst and summer offices in Rhode Island. By the mid-twentieth century, Ross had designed over 250 golf courses in the United States and Canada, including forty-two in North Carolina alone (Jones 1989; Willard and Martin 1995: 81).

Inspired no doubt by the financial success of the growing residential resorts of Pinehurst and Southern Pines, the Kent-Jordan Company also planned the construction of a seasonal residential community at Overhills to be named Pinewild. The company hired Lewis H. Wise of New York to layout the proposed subdivision. A Fayetteville *Observer* article on August 30, 1911, quoted Wise at length about the project. "In all my experience," declared Wise,

I have never seen such a combination, rich soil, healthful topography, with valleys, hills, streams and trees, with all the elements of outdoor sport, such as hunting, fishing, boating, etc. ...While there I staked out a new town, to be called Pinewild, about midway between Spout Springs and Manchester, on the Atlantic Coast Line Railroad. The town will cover 200 acres and every lot will be a small farm almost. .. (Fayetteville *Observer*, August 30, 1911).

Despite the glowing possibilities of such a resort town, the Pinewild development never materialized. No plat of the town is known to exist, nor is there physical evidence to suggest that any construction ever occurred (Hood 1992: 33-34).

Between 1913 and 1915, the guests of the Overhills Country Club were mainly family and friends of Kent and Jordan, but by the winter season of 1916, new names appeared in the guest register (Hood 1992: 34-36). One of these visitors was Bion H. Butler of Pennsylvania, who by 1916 had acquired his own winter estate at Valhalla Farm, North Carolina. Butler's newspaper account of activities at Overhills, published in the Fayetteville *Observer*, April 19, 1916, provides a look at the tract during the ambitious Kent-Jordan years. Butler noted that there were plans to construct a new 180-room hotel (never built) at Overhills, thus creating "a new tourist

center" to rival Pinehurst. Overhills, he wrote, "will join in the tourist work with all of the advantages of good roads [including twenty-one miles of graded roads on the tract itself], improved railroad service, electric aids, golf and those things that were rather crude a score of years ago." Butler continued,

On Muddy creek, a creek that is maligned by its name, for it is as clear as a Sandhill creek always is, a vast body of water has been impounded, and a boating, swimming and fishing lake has been constructed and stocked with fish. ...Overhills has provided a fondness for golf that is already prominent and daily increasing. On a ridge adjoining the hotel is already in existence a club house that is a well equipped little hotel, little compared with the big one that is to be built, and in front of the club house are the beginning points of two golf courses. ...The two courses were planned by Donald Ross, who is the high priest of things pertaining to the game. ... Overhills will put Pullman cars on the Coast Line from Fayetteville. It has already led the Coast Line to establish one of the most tasty and convenient station buildings among the smaller towns of the system (Fayetteville *Observer* April 19, 1916).

Another guest in 1916 was Percy Avery Rockefeller (Figure 5), who would become a pivotal figure in the development of the estate. Percy Rockefeller was a scion of one of America's most powerful families of the late nineteenth and twentieth centuries. His uncle, the legendary John Davison Rockefeller of New York, amassed a fabulous fortune as an industrialist and banker, and later became one of America's foremost philanthropists. Percy Rockefeller's father, William Rockefeller, was associated with the family's mighty Standard Oil Company and used his vast wealth to build up the National City Bank of New York. Percy Rockefeller, who graduated from Yale in 1900, served on the board of the National City Bank and was subsequently appointed to the boards of scores of firms. In 1901, Rockefeller married Isabel Stillman, daughter of James Stillman, the founder and president of the National City Bank of New York. Like her husband, Isabel Stillman Rockefeller (Figure 6) would also play an important role in shaping the Overhills estate (Hood 1992: 74-76).

The business career of Percy Rockefeller included investments in numerous business ventures. Perhaps the most lucrative was his investment in Air Reduction, Inc. (established 1915), which acquired the American rights to the chemical process for extracting oxygen and nitrogen from the air. With the coming of World War I and the soaring demand for nitrogen in the munitions industry, the company prospered. Beginning with a capital outlay of two and a half million dollars, the firm grew to achieve gross earnings of twenty million dollars by the eve of the Great Depression (*New York Times*, September 26, 1934).

When Percy Rockefeller revisited Overhills in late winter 1917, among the other guests was another key figure in the history of the estate, William Averell Harriman (Figure 7). A prominent businessman from one of America's wealthiest families, and later one of the country's most influential public officials, Harriman was also well known in America's elite sporting circles. An expert polo player, he was one of the founding members of the Orange County Polo Club in New York, and in 1923 was named to the executive committee of the Polo Association (later United States Polo Association) (Hood 1992: 48-50).

Harriman's interest in Overhills revolved around polo. He apparently brought the sport to the estate during the 1920s, using Overhills as a training ground for his polo ponies and those of other members and friends. Winter stables were constructed for ponies on their way from polo clubs in New York to matches in Aiken, South Carolina, and Florida, and local contests were held with teams from nearby Camp Bragg and Pinehurst, the home of the Sandhills Polo Club. Polo fields were constructed near the fifteenth hole of the golf course and west of the railroad tracks, and an existing barn was enlarged and converted to a polo barn as part of the estate's entrance compound (Figure 8). By the end of the decade, Harriman no longer stabled his ponies on the estate, and without his support, polo activities at Overhills ceased (Hood 1992: 50).

Within several years of their initial visits, both Rockefeller and Harriman demonstrated their commitment to Overhills by becoming principal investors and by erecting private dwellings (the Covert Cottage and the Harriman Cottage) on the Hill (Figures 9-12). No other club members ever built cottages on the estate. In 1917, Kent and Jordan transferred their holdings, which were a collection of contiguous tracts owned by Kent and Jordan individually, to the Kent- Jordan Company. Rockefeller and Harriman soon became the key financial contributors to the company with Rockefeller owning the majority of the property. Kent withdrew from the company in 1917, Jordan died two years later, and in 1921, Rockefeller and Harriman formed the new Overhills Land Company, Inc., which acquired all lands and other property of the Overhills estate. As Rockefeller gained controlling interest, Overhills began its most active decade (Hood 1992: 41-46).

Overhills in the Twenties

The 1920s were banner years at Overhills. Its elite membership, succinctly described in one newspaper account as "a wealthy syndicate of sportsmen" spent the winter seasons of the decade golfing, fishing, hunting, pursuing hounds, chasing foxes, and playing polo (Figures 13-15). The 1928 membership list numbered fourteen men, all rich, northern businessmen and all but one from New York City. Many of these men were former Yale classmates of Rockefeller and Harriman. These men and their families and guests stayed at the clubhouse or at the cottages of Rockefeller and Harriman, which by 1929 included Croatan, a two-story, red brick Colonial Revival residence commissioned by Isabel Rockefeller and designed by the New York architectural firm of Hiss and Weeks (Figure 16). The winter season began in December and lingered on until Easter when the last visitors gathered at the passenger station for the northbound trains (Figure 17) (Overhills Estate Archives; Hood 1992: 62).

An individual of note in the building of Overhills was Joseph Brown Thomas, Jr., who first signed the guest book in March of 1920. A fox hunter and breeder of hounds, Thomas designed the dog kennels at Overhills which he modeled after those on his Virginia estate, Huntland. Arranged specifically for the formal ritual of the hunt, the kennels at Overhills stood on the north side of the ceremonial gathering place for riders and hounds known as the Great Circus (Figure 18). Masonry portals marked the entries to the Great Circus and the tree-lined allee that led riders and hounds to the hunt. The kennels followed a U-shaped design that echoed the layout of the hunt stable, which faced the kennels from the south side of the circus. The hunt stable replaced

an earlier frame stable that had burned. Both the kennels and the hunt stable were probably built about 1924 (Figures 19-20).

Located elsewhere on the estate, in the spacious clearing near the railroad tracks and the passenger station, the riding stable at Overhills also conformed to the familiar U-shaped configuration (Figure 21). Reutilizing an existing stable in 1922, New York architect, John Oakman, designed this frame, Colonial Revival building, preceding the construction of the hunt stable and dog kennels by approximately two years (Photographs).

In Joseph Brown Thomas's 1928 book, *Hounds and Hunting Through the Ages*, a classic work on the subject of fox hunting; he chronicled his hunts at Overhills, including some detailed descriptions of the physical landscape of the estate. Thomas observed that because of the absence of undergrowth, the woodlands of the estate more closely resembled French forests leased for fox hunting than the denser forests common to America (Figure 22). Thomas wrote:

Game and hounds can be seen crossing, in large measure it is possible to see through the forest as much of the underbrush is kept trimmed for the local necessity of using fagots for fuel. The origin of this marvelous system of rides is very ancient, and doubtless was inaugurated in the royal forests, in order to facilitate the hunting pleasure of the kings. These wide, straight rides, carpeted with green grass, form excellent fire protection, and are marvelously beautiful to behold. ..Although such forestry in America would be of economic and aesthetic value and very useful, especially in hunting countries, it is nowhere done, except in the Overhills country, where it has proved its value. ...(Thomas 1928: 207)

[However], the gently rolling Overhills country of North Carolina presents a problem which perhaps exists in few other fox hunting centers. ..In most sections it is practically pure sand, underlaid by clay; except for isolated cotton fields here and there, it is entirely covered by a sparse growth of pine, interspersed by scrub oak. ... There is no fencing, but ditches exist in some low-lying spots which in days before the Civil War were reclaimed from swamp land, by slave labor, for plantations. Although there is no wire, there is the unique problem of long, narrow swamps which fringe the numerous streams, and it is necessary to make crossings in these natural barriers by means of corduroy roads. From many high points in this country, straight rides have been cut seventy-five feet wide and miles in length. These rides, radiating from a given point, give delightful vistas through the woodland remindful of the rides in French forests heretofore described. .. (Thomas 1928: 212-213).

Throughout the 1920s, Rockefeller purchased a series of tracts (a total of twenty in Cumberland and Harnett counties) around the periphery of Overhills to enlarge the facilities and to control neighboring development. Perhaps the most significant land deal occurred in 1927 when Rockefeller and Windsor T. White, also a member of Overhills, acquired the 966 acre Long Valley Farm from the Christian estate. Rockefeller and White maintained Long Valley as a working farm, raising mostly tobacco and livestock for market, while supplying Overhills with

hunting fields and feed for game. In 1937, Rockefeller's nephew, James Stillman Rockefeller, acquired Long Valley (Hood 1992: 60-61; Hood 1993).

The heyday of Overhills as a sportsmen's retreat ended with the Great Depression. The number of guests dwindled after the 1929-1930 season, and the final party departed Overhills in early 1932. Percy Rockefeller died in 1934, followed two years later by his wife, Isabel, and in 1937, the last fox hunt was held at Overhills. By the late 1930s, after a decade of Rockefeller's financial backing and his own acquisitions of land around the estate, Overhills had become the family's private resort (Figure 23) (Hood 1992: 62-63).

Although the Depression restricted major construction projects associated with recreational activities, the 1930s witnessed numerous changes in both the operation and appearance of farming operations at Overhills. Since its formation, the estate had contained a number of tenant farms sited around the periphery of the tract. Some had already existed on the property when the Croatan Club was founded in 1906-1907, while others were either acquired during the years of expansion or were developed in the 1930s to increase the estate's agricultural income. The 250 acre Townsend Farm along the Little River appears on the earliest Overhills plats. By the early 1930s, Overhills contained about a dozen farm tenants and roughly 2,000 acres of cultivated land. Many of the tenants and some 700 acres of agricultural fields were located on Long Valley Farm, acquired by Overhills in 1927. The Frazier, Williams, and Harp farms lined the south side of Manchester Road on the Long Valley tract. Other tenant operations included Cameron Farm along Vass Road, Hairfield Farm bisecting McArthur Road on the east side of the estate, Chinaberry Farm located just south of Hairfield Farm, and apparently several farmsteads sited on the vast acreage which Overhills purchased around its core tract during the 1910s and 1920s but later sold. The tenants at Overhills grew bright leaf tobacco, cotton, and quantities of peas, hay, and rye for market. Reflecting the property's origins as a naval stores plantation, tenants continued to manufacture and sell small amounts of tar and wood shingles until the early 1930s (Overhills Estate Archives). ("Map of Overhills Townsite" 1913; U.S. Department of Agriculture 1938; G.E.C. Inc. 1998: 338-341).

In early 1932, Rockefeller had hired William Bruce, formerly in charge of the fox hunting facilities, as the farm manager. Bruce started a dairy operation (now gone), increased timber, cattle, and tobacco production, and improved general living conditions on the tenant farms. Consequently, new or updated farm complexes arose during the late 1930s and 1940s, each with simple, gable-front tenant cottages encircled by tobacco barns, pack houses, and other support buildings. Today, the Cameron, Hairfield, Frazier, and Williams farms all retain some of these elements although typically heavily altered or in disrepair (Overhills Estate Archives; Elliman 1989; Hood 1992: 62-63; G.E.C. Inc. 1998: 48-97).

While Overhills began to sharpen its agricultural focus in the early to mid-1930s, the economic hardships of the Depression forced the J. Van Lindley Nursery Company to close its Jumping Run Creek operation. In 1932, the company sold the 1,224 acre nursery lands to Isabel Rockefeller. Concerned with the nutrition and overall physical well-being of rural children in the area (an interest perhaps sparked by her own beginning ill health), Isabel Rockefeller converted the Lindley bungalow and several nearby worker cottages to a small, private health-care

complex for tubercular and malnourished children. The Preventorium, as it was known, operated only briefly until the death of Isabel Rockefeller in 1936 (Hood 1992: 67).

The Late 1930s to the Present

Following the deaths of Percy and Isabel Rockefeller, Overhills underwent a series of major changes that continued into the postwar years. Between 1936 and 1938, approximately seventy-five percent of the roughly 40,000 acres was sold to reduce taxes and raise funds for reinvestment. In 1938, the five Rockefeller children, who had inherited the property, formed a family-owned holding company, Overhills Farms, Inc. Avery Rockefeller, the only son, served as corporation president, assuming his father's managerial role of the estate (Elliman 1989).

After the Second World War, Avery Rockefeller oversaw the demolitions of both the Overhills Club House (1945) and Covert (early 1950s), citing maintenance costs as the justification. But he also commissioned the construction of a host of service and agricultural buildings as well as three family cottages, Sycamore (1949), Cherokee (1955), and Bird Song (1963). Avery Rockefeller himself designed both the H-shaped Cherokee and the long, horizontal Bird Song, the latter for his personal winter residence (Hood 1992: 71).

In the 1970s and 1980s, Avery Rockefeller's son, Avery Rockefeller, Jr., and later his grandson, Christopher J. Elliman, assumed ever greater leadership roles at Overhills. In 1972, William Bruce, farm manager for some forty years, died. Under the supervision of new managers, acres of beetle-infested pines on the east side of N.C. 87 were clear-cut for cattle raising, portions of the former Lindley nursery fields were used for the cultivation of corn and other cash crops, the tenant farm system was abolished, and agricultural production was brought under the control of the farm manager. Hog and pig farming began around Jumping Run Creek and on other tracts just east of N.C. 87 in the 1970s and increased during the following decade. The 1980s witnessed the re-seeding of those areas clear-cut in the previous decade and the termination of clear-cutting methods in favor of selective timbering and the commercial harvesting of pine needles. Concurrently, the third and fourth generations of Rockefellers continued to frequent Overhills during the winter seasons, residing in the family cottages, playing golf, swimming, and engaging in numerous other recreational pursuits (Hood 1992: 72-74, 125-126).

The Rockefellers last visited Overhills in 1992. In that year, the U.S. Government began negotiations to purchase the tract for the U.S. Army and set into motion plans to incorporate Overhills into the larger Fort Bragg Military Reservation. The sale was completed in 1997.

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OVERHILLS

HABS No. NC-407 (page 13) 12

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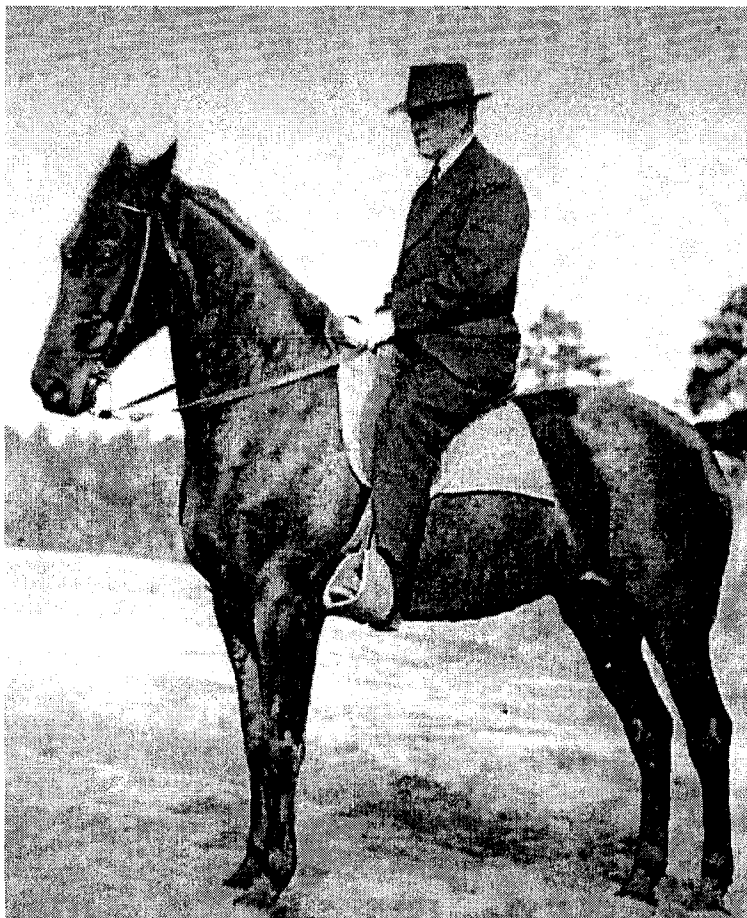


Figure 1: James Francis Jordan, 1917 (Source: Greensboro Public Library).

TREES THAT PRODUCE RESULTS

Retail Price List, Fall 1919

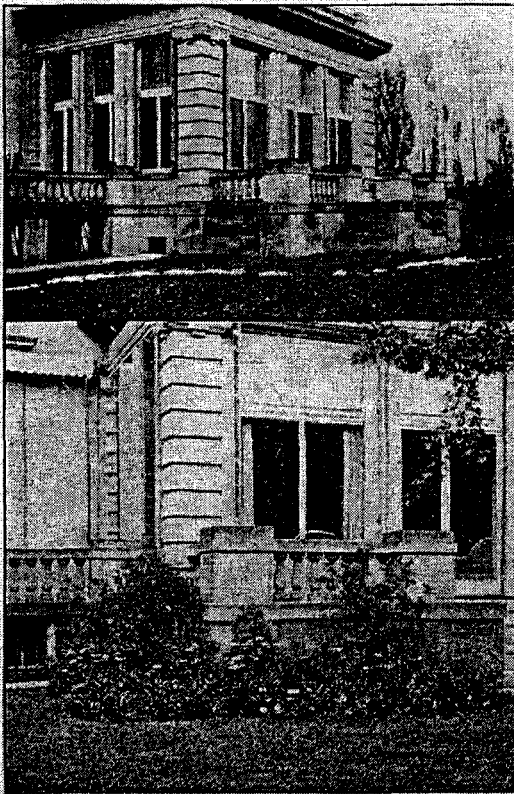
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Figure 2: Cover of Lindley Nursery Catalog, 1919 (Source: Greensboro Historical Museum).



Figure 3: Overhills Country Club, 1920s (Source: North Carolina State Archives).



Figure 4: Overhills Aerial, 1920s (Source: North Carolina State Archives).

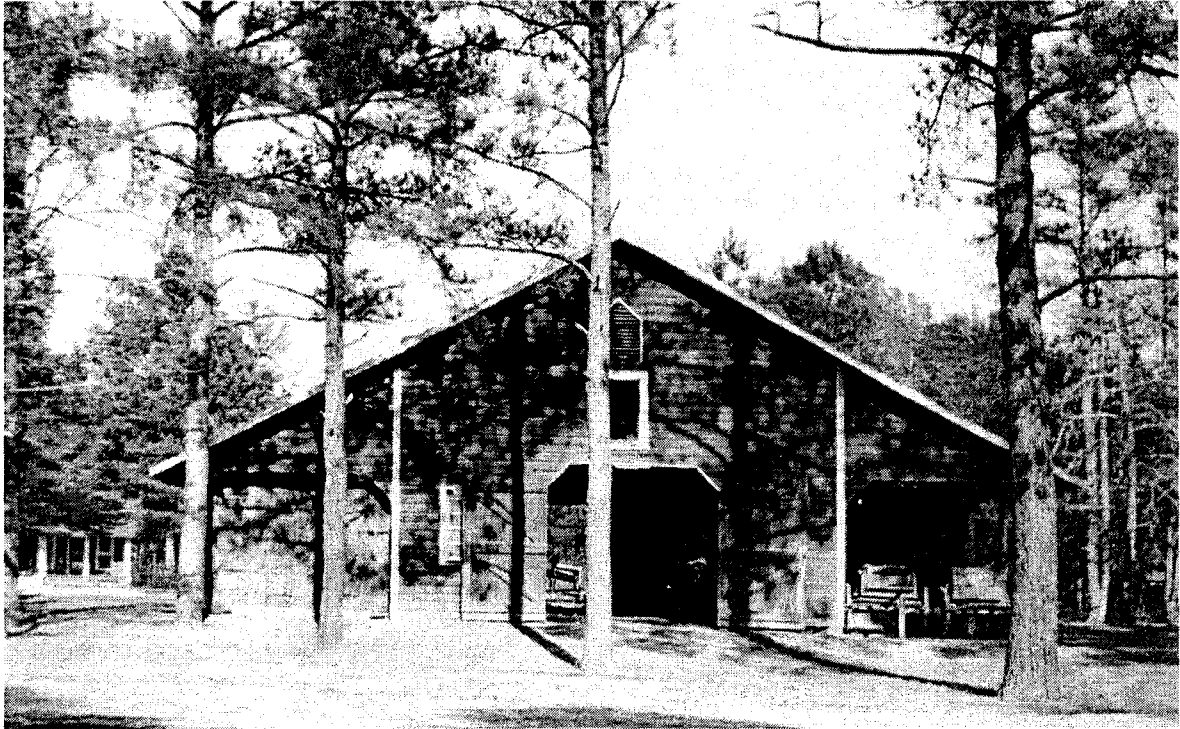


Figure 8: Polo Barn before renovations, 1920s (Source: North Carolina State Archives).



Figure 9: The Hill in the 1920s, Left to Right: Country Club, Harriman Cottage, and Covert Cottage (Source: North Carolina State Archives).

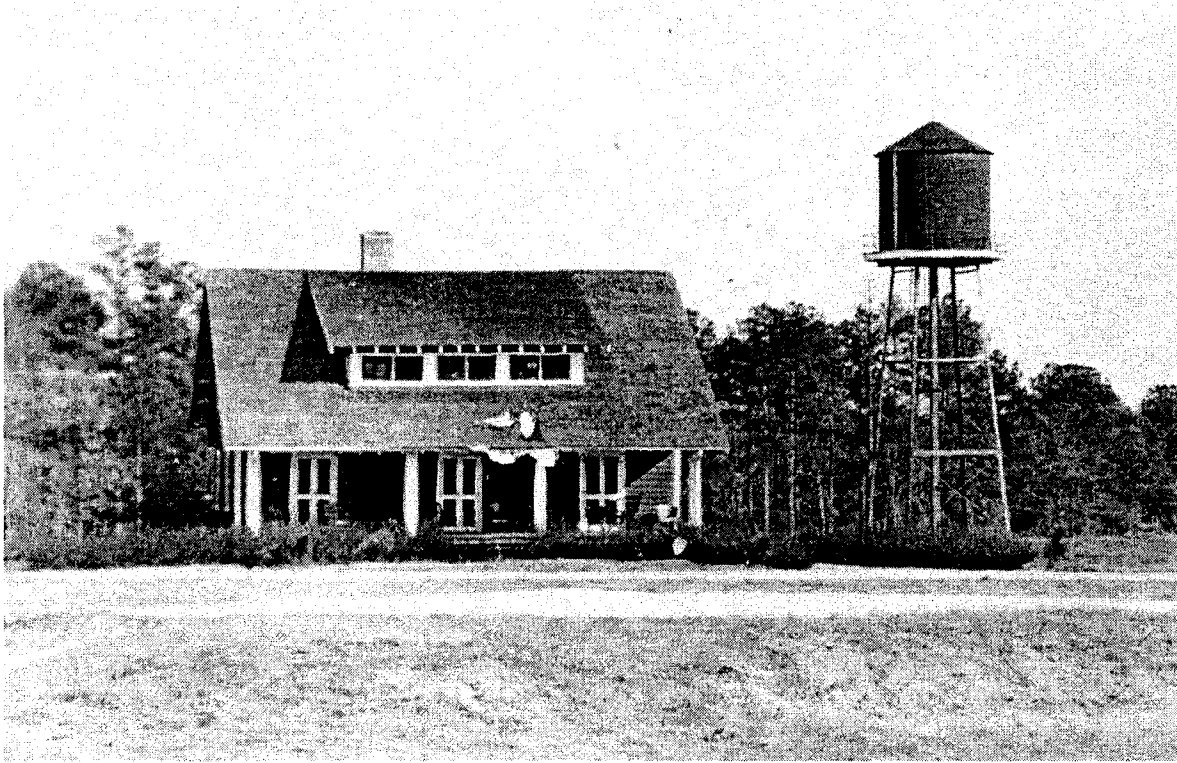


Figure 10: Harriman's Cottage, 1920s (Source: North Carolina State Archives).

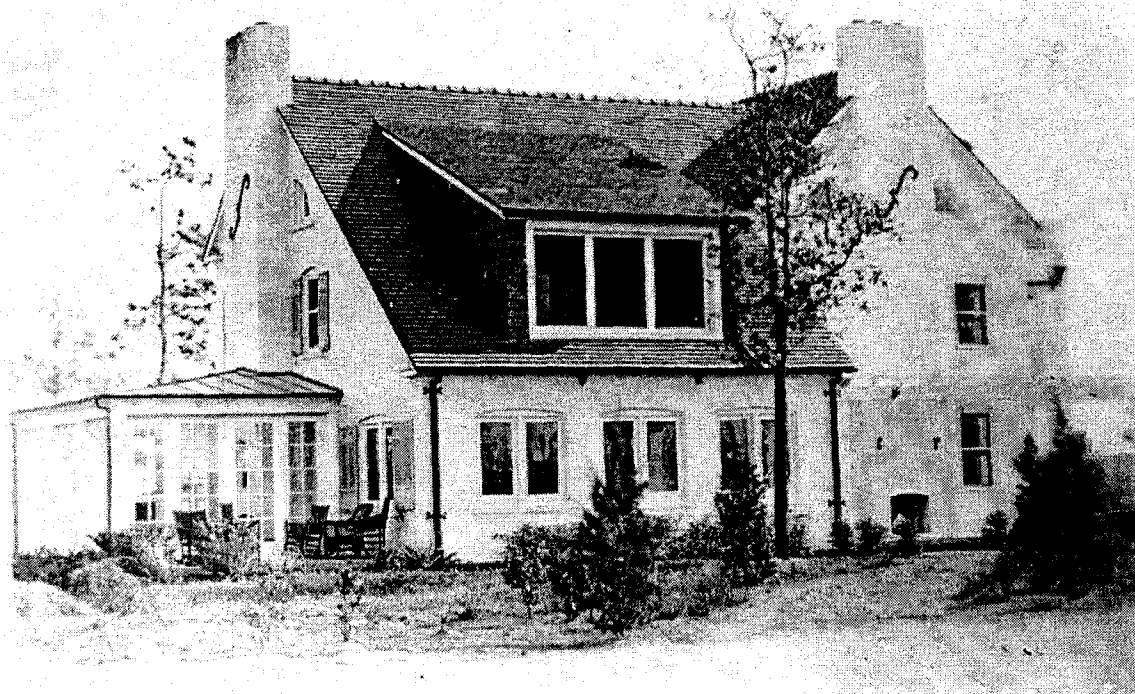


Figure 11: Rockefeller's Covert Cottage [front], 1920s (Source: North Carolina State Archives).



Figure 12: Rockefeller's Covert Cottage [side], 1920s (Source: North Carolina State Archives).

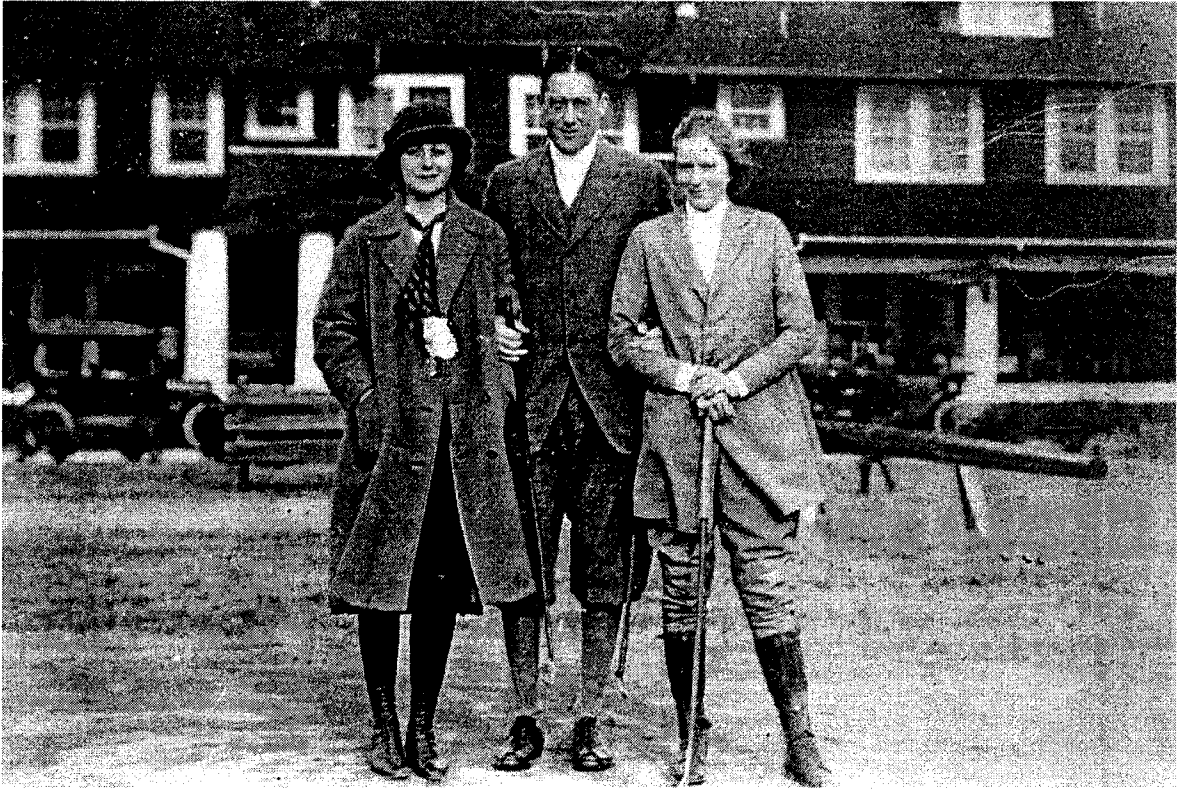


Figure 13: Elmira Rockefeller [left], an Overhills Club Member, and Faith Rockefeller [right] in front of the Clubhouse, 1920s (Source: North Carolina State Archives).



Figure 14: Mark Griffith [left] and Stillman Rockefeller [right] on one of the Overhills riding trails, 1920s
(Source: North Carolina State Archives).

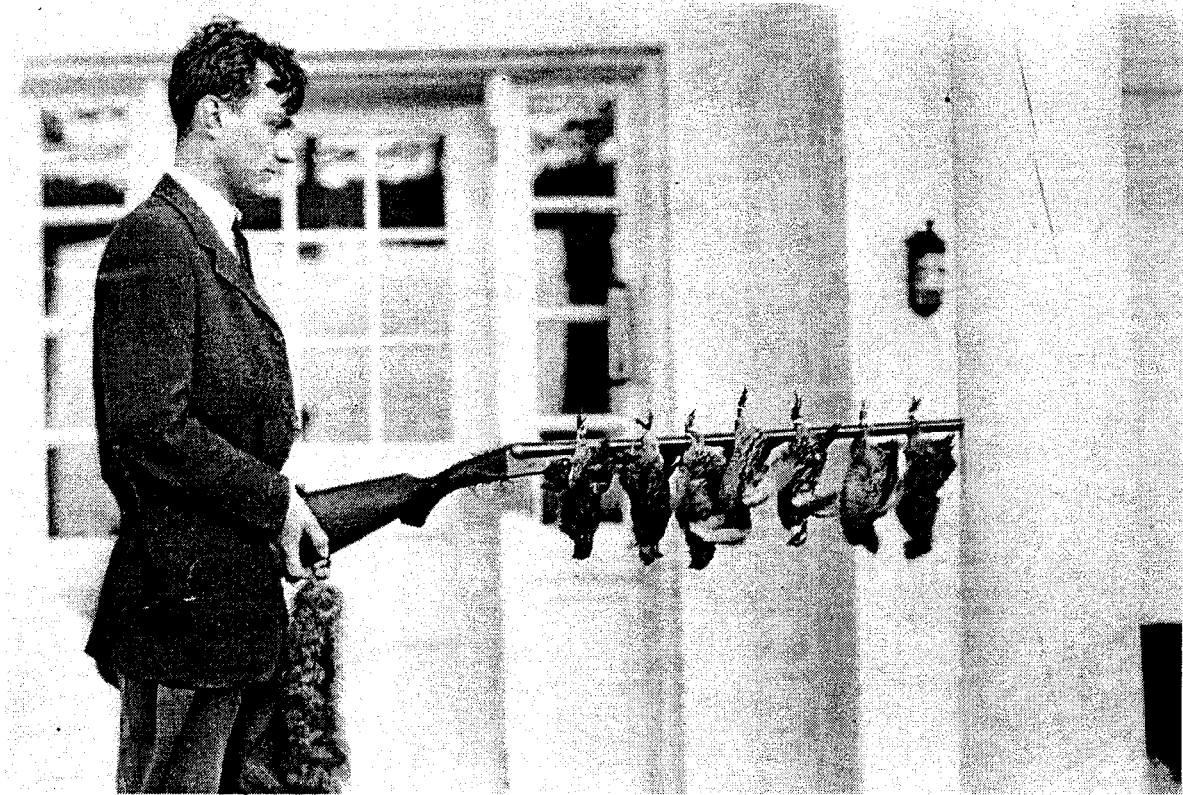


Figure 15: Mark Griffith with quail, 1920s (Source: North Carolina State Archives).

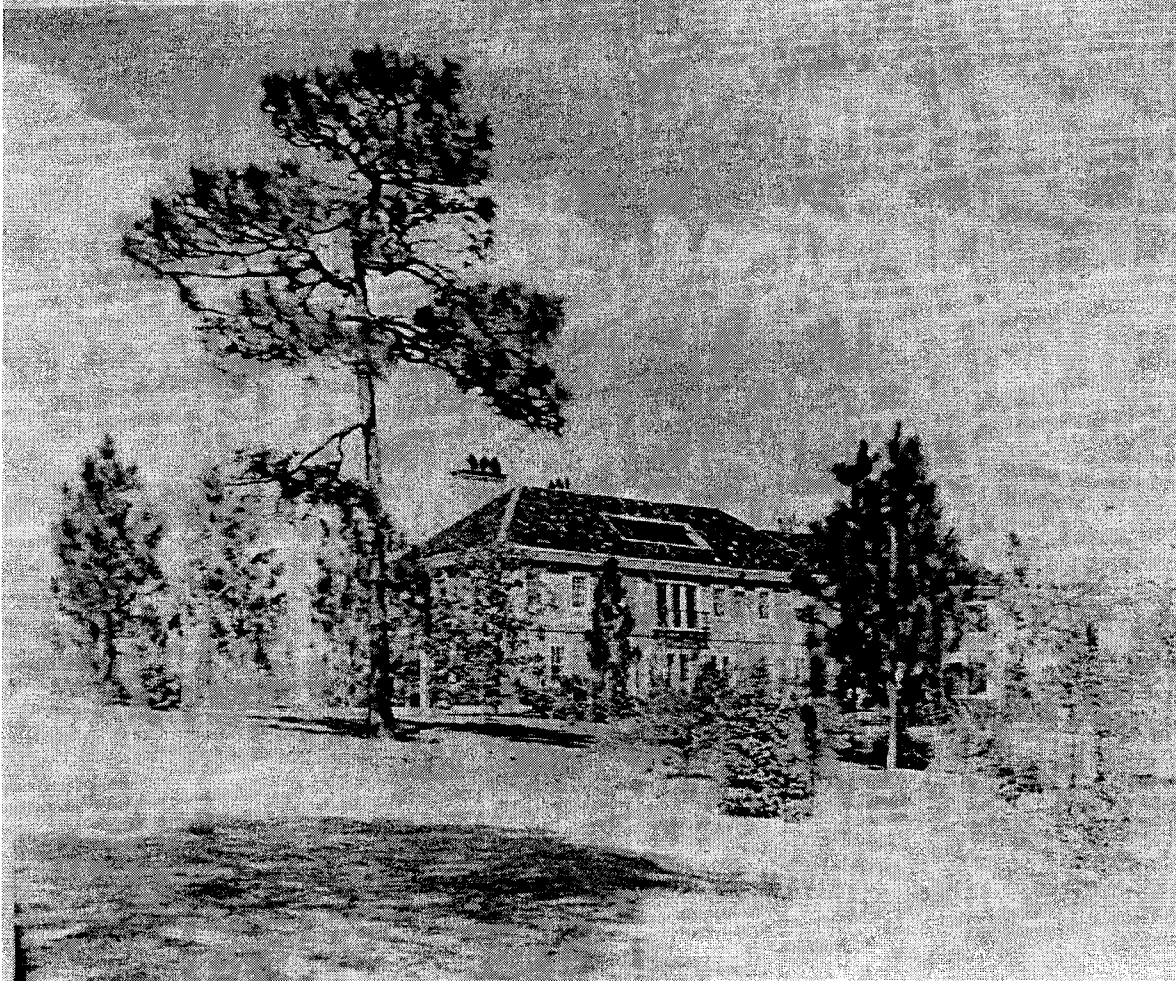


Figure 16: Side of Croatan Cottage, 1920s (Source: Fort Bragg Cultural Resources).



Figure 17: Atlantic Coast Line Railroad moving through Overhills, 1920s (Source: North Carolina State Archives).

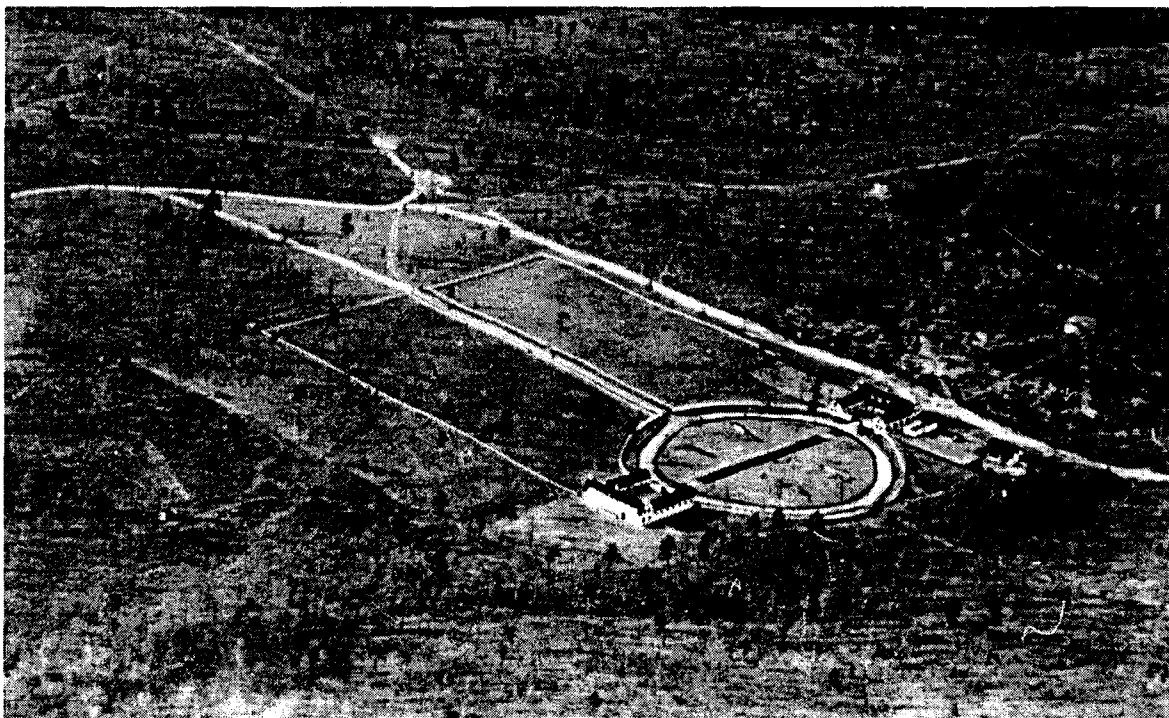


Figure 18: Aerial of the Hunt Stable Complex, 1920s (Source: North Carolina State Archives).

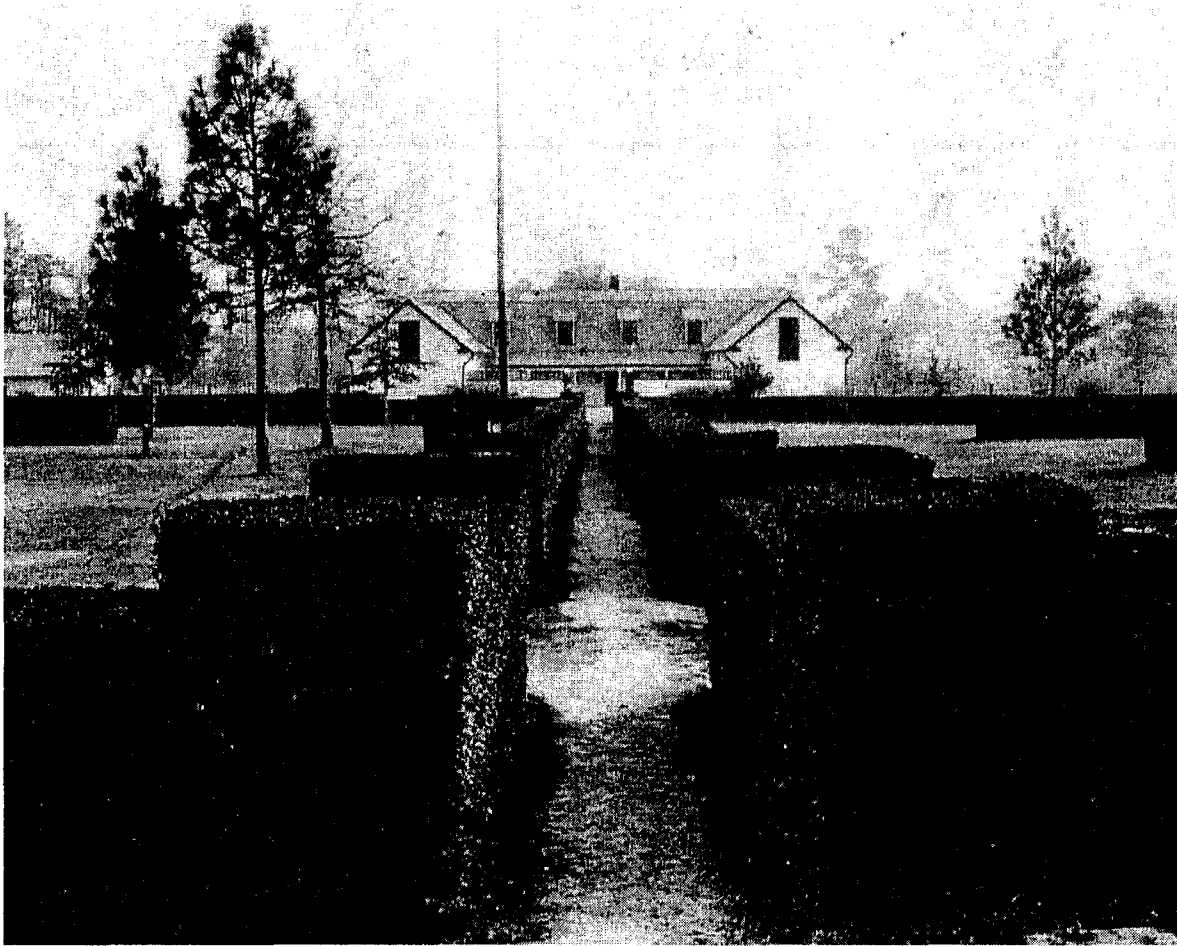


Figure 19: Hunt Stable, 1920s (Source: Fayetteville Observer).

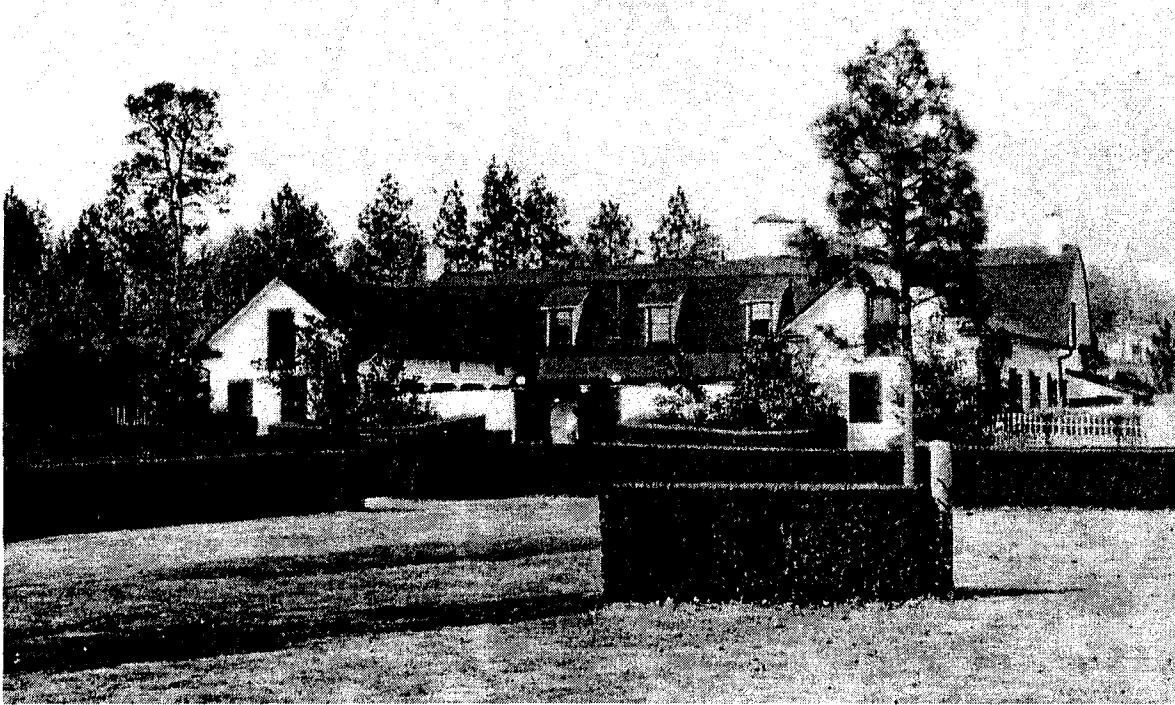


Figure 20: Dog Kennel, 1920s (Source: Fayetteville Observer).



Figure 21: John Oakman's redesign of an existing stable, 1920s (Source: Fayetteville Observer).



Figure 22: Fox Hunting at Overhills, 1920s (Source: North Carolina State Archives).

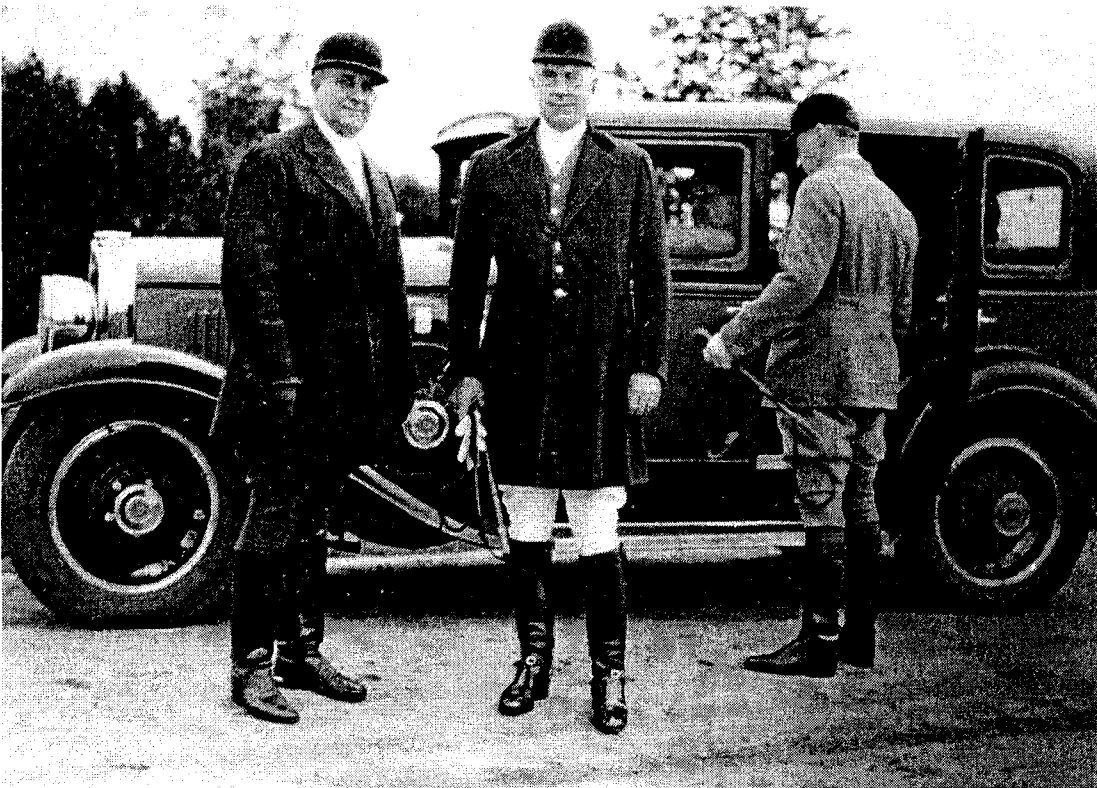


Figure 23: Percy Rockefeller [center} and two unidentified Club members ready for the hunt, 1920s (Source: North Carolina State Archives).